

# **EXHIBIT A**

**20H83CV00275CI McCrensky, Rebecca v. Flanders, Katherine**

- Case Type:
- Housing Court Civil
- Case Status:
- Active
- File Date
- 11/10/2020
- DCM Track:
- Civil "F" Fast Track
- Initiating Action:
- Civil Complaint
- Status Date:
- 11/10/2020
- Case Judge:
- 
- Next Event:
- 
- 

**Property Address**

77 Sparks Avenue  
Nantucket MA 02554

[All Information](#) [Party](#) [Judgment](#) [Event](#) [Docket](#) [Disposition](#)

**Party Information**

**McCrensky, Rebecca**  
- Plaintiff

[Alias](#)

**Party Attorney**

- Attorney
- Margeson, Esq., Jenny
- Bar Code
- 679611
- Address
- The Law Office of Jenny L. Margeson, Esq.
- 434 Route 134 Suite A2
- South Dennis, MA 02660
- Phone Number
- (508)237-7840

[More Party Information](#)

**Flanders, Katherine**  
- Defendant

[Alias](#)

**Party Attorney**

- Attorney
- Pro Se
- Bar Code
- PROPER
- Address
- Phone Number
- 

[More Party Information](#)


**Judgments**









<a href="#">Date</a>	<a href="#">Type</a>	<a href="#">Method</a>	<a href="#">For</a>	<a href="#">Against</a>
03/25/2022	Final Judgment	Finding	McCrensky, Rebecca	Flanders, Katherine

**Events**

<u>Date</u>	<u>Session</u>	<u>Locality</u>	<u>Location</u>	<u>Type</u>	<u>Result</u>
01/13/2021 02:00 PM	Fall River Session	Southeast Housing Court - Fall River	Southeast Housing Court - Fall River	Case Management Conference	Continued
02/17/2021 02:00 PM	New Bedford Session	Southeast Housing Court - New Bedford	Southeast Housing - New Bedford	Case Management Conference	Held
08/25/2021 09:00 AM	New Bedford Session	Southeast Housing Court - New Bedford	Southeast Housing - New Bedford	Motion Hearing	Allowed
09/22/2021 09:00 AM	New Bedford Session	Southeast Housing Court - New Bedford	Southeast Housing - New Bedford	Motion Hearing	Allowed
11/10/2021 11:00 AM	Barnstable Session	Southeast Housing Court - Barnstable	Southeast Housing Court - Barnstable	Pretrial Conference	Continued
11/23/2021 02:00 PM	New Bedford Session	Southeast Housing Court - New Bedford	Southeast Housing - New Bedford	Review	Held
11/30/2021 02:00 PM	Fall River Session	Southeast Housing Court - Fall River	Southeast Housing Court - Fall River	Pretrial Conference	Held
02/07/2022 02:00 PM	New Bedford Session	Southeast Housing Court - New Bedford	Southeast Housing - New Bedford	Assessment of Damages	Held

**Docket Information**

<u>Docket Date</u>	<u>Docket Text</u>	<u>File Ref Nbr.</u>	<u>Image Avail.</u>
11/10/2020	Attorney Appearance On this date 11/10/2020 Margeson, Esq., Jenny added for McCrensky, Rebecca		
11/10/2020	Attorney Appearance On this date 11/10/2020 Pro Se added for Flanders, Katherine		
11/10/2020	Civil Complaint filed		
11/10/2020	Civil Filing Fee due. Receipt: 100186 Date: 11/10/2020		<a href="#">Image</a>
11/10/2020	SURCHARGE 185C:Entry of Action filed (Section 466 - M.G.L. c. 185C, §19) SURCHARGE Receipt: 100186 Date: 11/10/2020		
11/10/2020	Blank Summons MGL 262 section 4b Receipt: 100187 Date: 11/10/2020		
11/10/2020	Jury claim of Rebecca McCrensky		
11/16/2020	Tracking Order, Track F DCM Track Civil "F" Fast Track was added on 11/16/2020		
11/19/2020	Scheduled Event: Case Management Conference Date: 01/13/2021 Time: 02:00 PM Result: Continued		
11/19/2020	The following court event has been scheduled: 01/13/2021 02:00 PM Case Management Conference. The event will be held via video conference. The virtual conference information is Mtg ID: 161 629 4807 Pwd:465305 Tel# 646-828-7666 The Lawyer for the Day program can be reached at not available. The TPP can be reached at 508-944-9502. The Court Service Center can be reached at not available. Notice of Virtual Hearing sent.		
11/19/2020	The following form was generated: A Notice of Virtual Court Hearing was generated and sent to: Plaintiff, Attorney: Jenny Margeson, Esq. The Law Office of Jenny L. Margeson, Esq. 434 Route 134 Suite A2, South Dennis, MA 02660 Defendant: Katherine Flanders P.O. Box 1065, Pepperell, MA 01463		
11/19/2020	Scheduled Event: Pretrial Conference Date: 11/10/2021 Time: 11:00 AM Result: Continued		
11/19/2020	Notice of case management hearing with virtual notice and notice of pre trial conference mailed to plaintiff with tracking order "F" and blank civil summons and time standards		

<u>Docket Date</u>	<u>Docket Text</u>	<u>File Ref Nbr.</u>	<u>Image Avail.</u>
01/12/2021	Return of service completed	2	
01/13/2021	Event Resulted: Case Management Conference scheduled on: 01/13/2021 02:00 PM Has been: Continued For the following reason: Court Action Comments: After hearing with parties present for case management status conference CC: 2/17/21 @ 2pm License 8 for further case management - no further notice required Hon. Joseph Michaud, Presiding		<a href="#">Image</a>
01/13/2021	Scheduled Event: Case Management Conference Date: 02/17/2021 Time: 02:00 PM Result: Held		
02/17/2021	Attorney Appearance On this date Pro Se dismissed/withdrawn for Defendant Katherine Flanders		
02/17/2021	Attorney Appearance On this date Scott Adams, Esq. added for Defendant Katherine Flanders	3	
02/17/2021	Answer and Counterclaim of Katherine Flanders filed.	4	
02/17/2021	Event Resulted: Case Management Conference scheduled on: 02/17/2021 02:00 PM Has been: Held Comments: After hearing with Parties present for Case Management Conference, per Salvadio, FJ, tracking order remains in effect Hon. Donna Salvadio, Presiding		<a href="#">Image</a>
03/29/2021	Answer of Rebecca McCrensky to Counterclaim	5	
08/16/2021	Motion by Rebecca McCrensky to compel discovery	6	
08/16/2021	Plaintiff Discovery Requests	7	
08/16/2021	Scheduled Event: Motion Hearing Date: 08/25/2021 Time: 09:00 AM Result: Allowed		<a href="#">Image</a>
08/16/2021	The following court event has been scheduled: 08/25/2021 09:00 AM Motion Hearing. The event will be held via video conference and the conference information is Mtg ID: 161 175 3712 Pwd:524888 Tel# 646-828-7666.		
08/24/2021	Motion to withdraw as counsel filed.	8	
08/25/2021	Correspondence received from defendant	9	
08/25/2021	Event Resulted: Motion Hearing scheduled on: 08/25/2021 09:00 AM Has been: Allowed Hon. Joseph Michaud, Presiding		<a href="#">Image</a>
08/25/2021	After hearing with counsel for plaintiff and counsel for defendant only; per Michaud, Justice; attorney Scott Adams' motion to withdraw as counsel for defendant: allowed; case continued 9/22/21 @ 9AM - motion for final judgment/compel production hearing; on zoom license #8; clerk to notify defendant of same; plaintiff to also notify defendant		
08/25/2021	Scheduled Event: Motion Hearing Date: 09/22/2021 Time: 09:00 AM Result: Allowed		
08/25/2021	Attorney Appearance On this date Scott Adams, Esq. dismissed/withdrawn for Defendant Katherine Flanders		
08/25/2021	The following court event has been scheduled: 09/22/2021 09:00 AM Motion Hearing. The event will be held via video conference and the conference information is Mtg ID: 161 175 3712 Pwd:524888 Tel# 646-828-7666.		
08/25/2021	return of service on motion for judgment	10	
09/22/2021	Correspondence received from Katherine Flanders	11	
09/22/2021	Event Resulted: Motion Hearing scheduled on: 09/22/2021 09:00 AM		<a href="#">Image</a>

<u>Docket Date</u>	<u>Docket Text</u>	<u>File Ref Nbr.</u>	<u>Image Avail.</u>
	Has been: Allowed Hon. Joseph Michaud, Presiding		
09/22/2021	plaintiff only, per Michaud, J; motion allowed (see endorsed motion)		
09/29/2021	Affidavit of plaintiff	12	
10/26/2021	Plaintiff Discovery Requests	13	
10/26/2021	Plaintiff Discovery Requests	14	
11/04/2021	Event Resulted: Pretrial Conference scheduled on: 11/10/2021 11:00 AM Has been: Continued For the following reason: Court Action Honorable Anne Kenney Chaplin, Presiding		
11/04/2021	Clerk's office to schedule Pretrial conference with memos law for 11/30/21@2:00pm on license #5 with notices to each side		
11/04/2021	Scheduled Event: Pretrial Conference Date: 11/30/2021 Time: 02:00 PM Result: Held		
11/04/2021	The following court event has been scheduled: 11/30/2021 02:00 PM Pretrial Conference. The event will be held via video conference and the conference information is Mtg ID: 160 459 8038 Pwd:187810 Tel# 646-828-7666.		
11/09/2021	Scheduled Event: Review Date: 11/23/2021 Time: 02:00 PM Result: Held		
11/09/2021	Per (Michaud,J) clerk's office schedule matter review/Status relative previous 9/22/21 Disposition of plaintiff's motion final judgment on License # 8 with notices both sides		
11/10/2021	The following court event has been scheduled: 11/23/2021 02:00 PM Review. The event will be held via video conference and the conference information is Mtg ID: 161 175 3712 Pwd:524888 Tel# 646-828-7666.		
11/23/2021	Event Resulted: Review scheduled on: 11/23/2021 02:00 PM Has been: Held After hearing Plaintiff only; per Michaud, Justice, case Taken Under Advisement, tracking orders remain in effect Hon. Joseph Michaud, Presiding		
11/24/2021	Case Disposed		
11/24/2021	Taken under advisement  Judge: Michaud, Hon. Joseph		
11/30/2021	Event Resulted: Pretrial Conference scheduled on: 11/30/2021 02:00 PM Has been: Held see 11/23/21 Docket entry; Review & hearing on plaintiff's motion for Final Judgment heard and argued before (Michaud,J) and taken under advisement on said date. No further action at this time **Note; Plaintiff appeared @2:00pm through counsel Defendant was not in attendance  Hon. Joseph Michaud, Presiding		
01/18/2022	Scheduled Event: Assessment of Damages Date: 02/07/2022 Time: 02:00 PM Result: Denied		
01/18/2022	The following court event has been scheduled: 02/07/2022 02:00 PM Assessment of Damages. The event will be held via video conference and the conference information is Mtg ID: 161 737 1376 Pwd:418570 Tel# 646-828-7666.		
01/31/2022	Memorandum of Rebecca McCrensky of Assessment of Damages and Supporting Documents	15	
02/07/2022	Scheduled Event: Assessment of Damages Date: 02/07/2022 Time: 02:00 PM Result: Held		
02/07/2022	Event Resulted: Assessment of Damages scheduled on: 02/07/2022 02:00 PM		

<u>Docket Date</u>	<u>Docket Text</u>	<u>File Ref Nbr.</u>	<u>Image Avail.</u>
	Has been: Held; After hearing; Plaintiff only for assessment of damaged; taken under advisement Hon. Joseph Michaud, Presiding		
02/07/2022	Taken under advisement		
03/25/2022	Findings and Order Judgement issued assessing damages , costs & Atty fees (Michaud; J.) Note: Appeal period exp: 4/25/22		 <a href="#">Image</a>
03/25/2022	Judgment issued: Final Judgment Finding Presiding: Hon. Joseph Michaud  Judgment For: Rebecca McCrensky  Judgment Against: Katherine Flanders  Terms of Judgment: Interest Begins: 11/10/2020 Jdgmnt Date: 03/25/2022 Interest Rate: .12 Daily Interest Rate: .000329 Damages: Damage Amt: 41586.02 Filing Fees: 140.00 Crt Ord Atty Fee: 6770.00 Judgment Total: 55,336.92		
04/26/2022	Execution Issued Execution on Money Judgment Judgment Debtor: Flanders, Katherine Judgment Creditor: McCrensky, Rebecca Terms of Execution: EXON Issuance Date: 04/26/2022 Judgment Total: 55,336.92 Post Judgment Int. Rate: .12 Post Judgment Int. Total: 582.59 Execution Subtotal: 55,919.51 Execution Total: 55,919.51		

**Case Disposition**

<u>Disposition</u>	<u>Date</u>
Disposed	11/24/2021